



COMMUNITY DEVELOPMENT DEPARTMENT

NEW ZONING ORDINANCE

New and Changed Design Review Approvals

NZO Goals

- Restructured and easier to understand
- Modern and current
- Flexible in administering the code
- Responsive to nonconforming situations

New Design Review Approvals

- Accessory Buildings
- Encroachments into Setbacks
- Alterations within Setbacks
- Fences and Hedges
- Screening
- Replacement of Demolished Nonconforming Buildings
- Open Yards
- Outdoor Sales and Display

Accessory Buildings

- Increased Size on lots >1 acre in size
- Change in how the floor area can be used
 - Currently, separate allowances for covered parking and detached accessory buildings
 - Proposed, a single allowance for both
- With restrictions

Accessory Buildings

Table: Accessory Buildings and Garages

	<20,000 s.f.	20,000 s.f. up to 1 ac.	1 ac. - 3 ac.	3 ac. or larger
Covered Parking				
Existing	500 s.f.	750 s.f.	750 s.f.	750 s.f.
Accessory Building				
Existing	500 s.f.	500 s.f.	500 s.f.	500 s.f.
Max Total Covered Parking + Accessory On-Site				
Existing	1,000 s.f.	1,250 s.f.	1,250 s.f.	1,250 s.f.
NZO Proposed	1,000 s.f.	1,250 s.f.	<u>1,500 s.f.</u>	<u>1,750 s.f.</u>

Accessory Buildings - Restrictions

- Livable Floor Area – 500 s.f. (detached)
- Max. Size of Single Building – 1,250 s.f.
- Min. Number of Required Parking Spaces must be provided
- Design Review for:
 - Covered parking/accessory buildings over 500 s.f.
 - 3+ covered parking spaces

Encroachments into Setbacks (1)

- Porches - 16' wide x 6' deep
 - Front Setback, New Buildings – 3 feet
 - Front Setback, Existing Buildings – 6 feet
 - Interior Setbacks, Same as Existing, but no closer than 2 feet
 - Stairways leading to porches can encroach as necessary
 - Requires Design Review approval

Encroachments into Setbacks (2)

- Detached Equipment - AC, water heaters, pool equipment, transformers, backflow

	Residential	Nonresidential or Mixed Use
Front	10 feet	3 feet
Interior	5 feet	5 feet if adjacent to residential use or zone

- Design Review bodies may reduce or waive requirements for existing site constraints or to achieve superior aesthetic or environmental design

Encroachments into Setbacks (3)

- Electric Vehicle Supply Equipment
 - Allowed in same location as the parking space that it serves, but at least 10feet from the front lot line.
 - Design Review Boards may reduce or waive the requirement

Encroachments into Setbacks (4)

- Waste and Recycling Containers (1)

Setback	Where Allowed	No Closer than
Front	Up to 10 feet from front lot line	2 feet
Interior	3 foot encroachment into the interior setback	2 feet

- With Restrictions

- Only for existing Development
- Containers must be screened
- May not be roofed, if in setbacks
- Must be maintained in good condition and not a hazard

Encroachments into Setbacks (5)

- Waste and Recycling Containers (2)
 - Design Review boards approval required with findings:
 - *Compatible with architecture of buildings*
 - *Consistent with pattern of development of the neighborhood*
 - *Site to minimize impacts to abutting properties*

Alterations within Setbacks

- Interior Setback: < 5 feet from lot line
 - Design Review may grant Minor Exception for:
 - *New, relocated or enlarged openings (windows and doors)*
 - *Increases of up to 42" in height*
 - Noticed public hearing and specific findings re: compatibility and Good Neighbor Guidelines required

Fences and Hedges

- Currently, Planning Staff may grant Minor Exception to fence/hedge height
 - Up to 4 feet higher than allowed by Zoning
- NZO proposes to transfer authority to the Design Review boards.
 - Noticed public hearing and findings required

Screening - Generally

- NZO proposes clarifications of screening requirements
 - Uncovered parking – from adjacent street or alley, excluding the view down the driveway
 - Other objects – from public view, including parking lots or adjacent residential property
 - Design Review approval required

Screening

- Outdoor Warehousing and Storage
 - Solid fence or hedge at least 6 feet tall
 - Design Review boards may waive requirement if adjacent to vacant land or not visible from the street
- Parking in Front Yard
 - Design Review approval required (not currently required)

Replacement of Demolished Nonconforming Buildings

- Currently, replacement buildings must be in the same location
- NZO proposes to allow the Design Review boards to be relocated to safer/more appropriate location
Noticed public hearing required

Open Yard (1)

- Currently regulated by zone
 - Single Family
 - R-2
 - Multi-Family (R-3/R-4)
- Proposed to be regulated by use type
 - Single-Unit Residential
 - Two-Unit Residential
 - Multi-Unit Residential or Mixed Use

Open Yard (2)

- Multi-Family Zones (Not AUD)
 - Currently, 2 options
 - *Private Outdoor Living Space*
 - *Common Outdoor Living Space*
 - Proposed, Private Open Yard, with ability for Design Review boards to allow Common Open Yard with findings
 - *Necessary for flexibility in architectural Style or site organization*
 - *Alternative design will meet purpose of open yard.*

Outdoor Sales and Display

- Currently, HLC has jurisdiction
- Proposed to allow ABR the same jurisdiction for Outdoor Sales and Display that are not Accessory Uses to a main use

Changed Design Review Approvals

- Parking Lot Landscaping
 - Changes to standards; Design Review still required
- Automobile Fueling Station
 - Land Use Approval changes; Design Review still required

Reduced Covered Parking Requirement

- Single Unit Residential
 - 85% or 80% FAR allows reduced parking requirement
 - *Uncovered parking not allowed in front yard*
 - *NZO propose to allow uncovered parking in the remaining front yard with screening*
 - Design Review board approval required

Questions?